

FOR LEASE

MEDICAL, OFFICE, & RETAIL SPACE

$\pm 1,500$ - $\pm 12,794$
Square Feet Available

GREEN PLAZA
255 N WHITE RD | SAN JOSE, CA

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km Kidder
Mathews

255 NORTH WHITE ROAD, SAN JOSE, CA

Tenant Mix



Green Plaza

Mirastar
FEDERAL CREDIT UNION

±4,920 SF

FIRST FLOOR (DIVISIBLE)

±17,714 SF

TOTAL SF AVAILABLE

±12,794 SF

SECOND FLOOR

BUILDING HIGHLIGHTS

Medical/Office/Retail

Elevator-served

Parking: 4/1,000 SF

Proximity to Capital Square Mall & Hwy 680

Flexible divisibility options

Building and monument signage available on both floors

Energy Efficient

Zoning - Commercial Pedestrian (CP). This Zoning allows for a variety of Medical, Office, & Retail uses

→ VIEW ZONING INFO

TENANT MIX

Subway

Mirastar Federal Credit Union

Big Spoon Korean

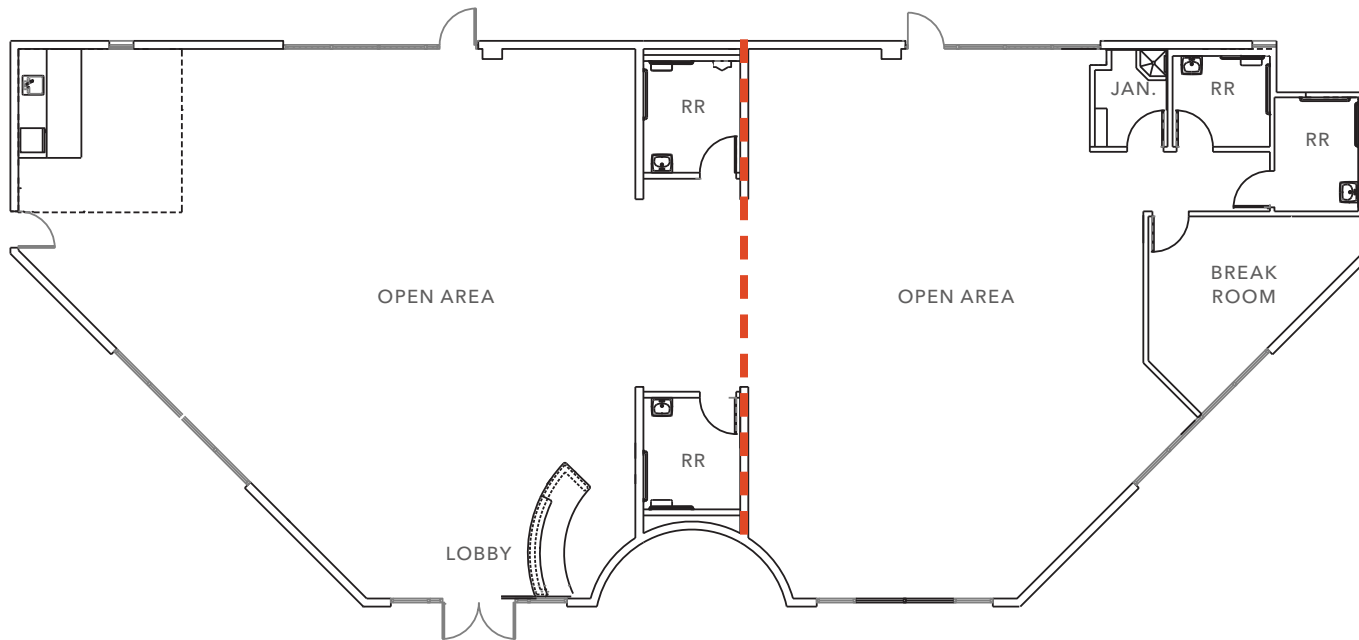
Venessa Nail Spa

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FIRST FLOOR PLAN



1ST FLOOR HIGHLIGHTS

- Flexible Medical/Retail suite
- Divisible $\pm 1,500$ - $\pm 4,920$ SF
- Open layout
- Flexible divisibility options
- Break room
- High ceilings
- Extensive glass line
- Abundant natural light
- Multiple entryways
- Multiple restroom cores
- Monument & building signage

$\pm 1,500$ SF

FIRST FLOOR DIVISIBLE TO

$\pm 4,920$ SF

TOTAL FIRST FLOOR (DIVISIBLE)

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FLOOR PLAN NOT TO SCALE

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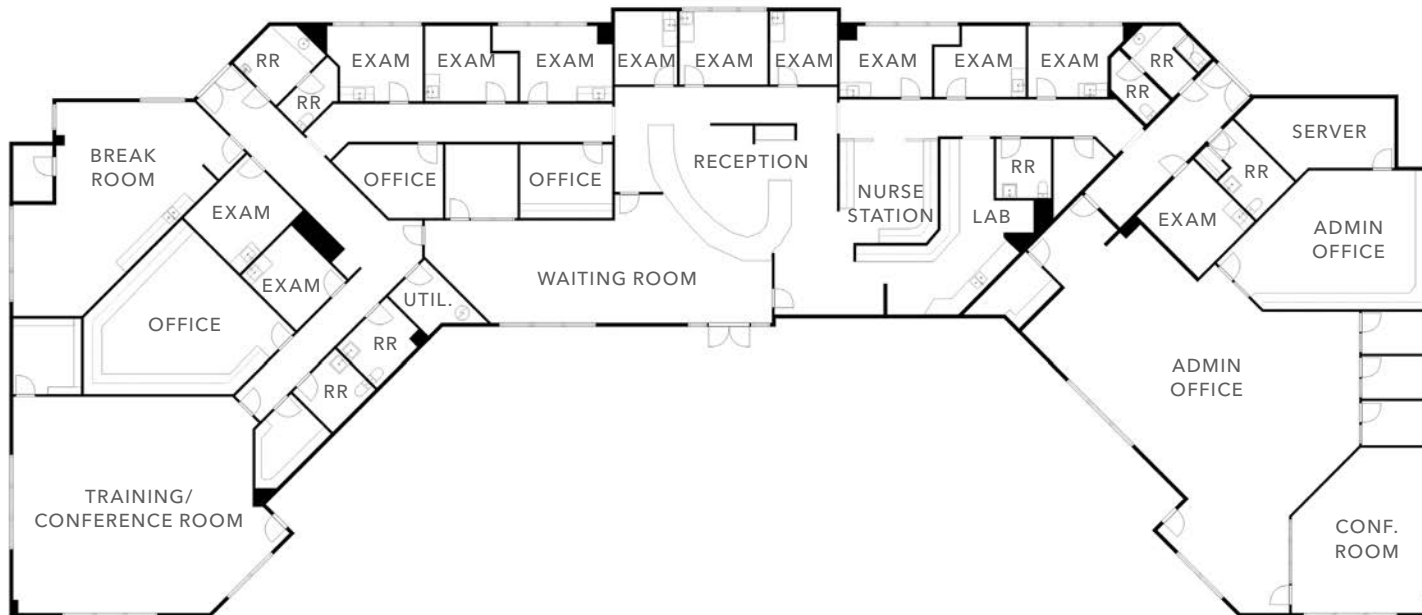


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255 NORTH WHITE ROAD, SAN JOSE, CA

SECOND FLOOR PLAN



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FLOOR PLAN NOT TO SCALE

2ND FLOOR HIGHLIGHTS

Fully built out Medical Clinic

Potential divisibility

Full floor occupancy

Elevator served

12 exam rooms

Reception

Waiting room

Multiple large conference or training rooms

Administrative office

Multiple in-suite ADA restrooms

Monument & building signage

Click the link below for video tour

→ **3D WALKTHROUGH**

±12,794 SF

SECOND FLOOR

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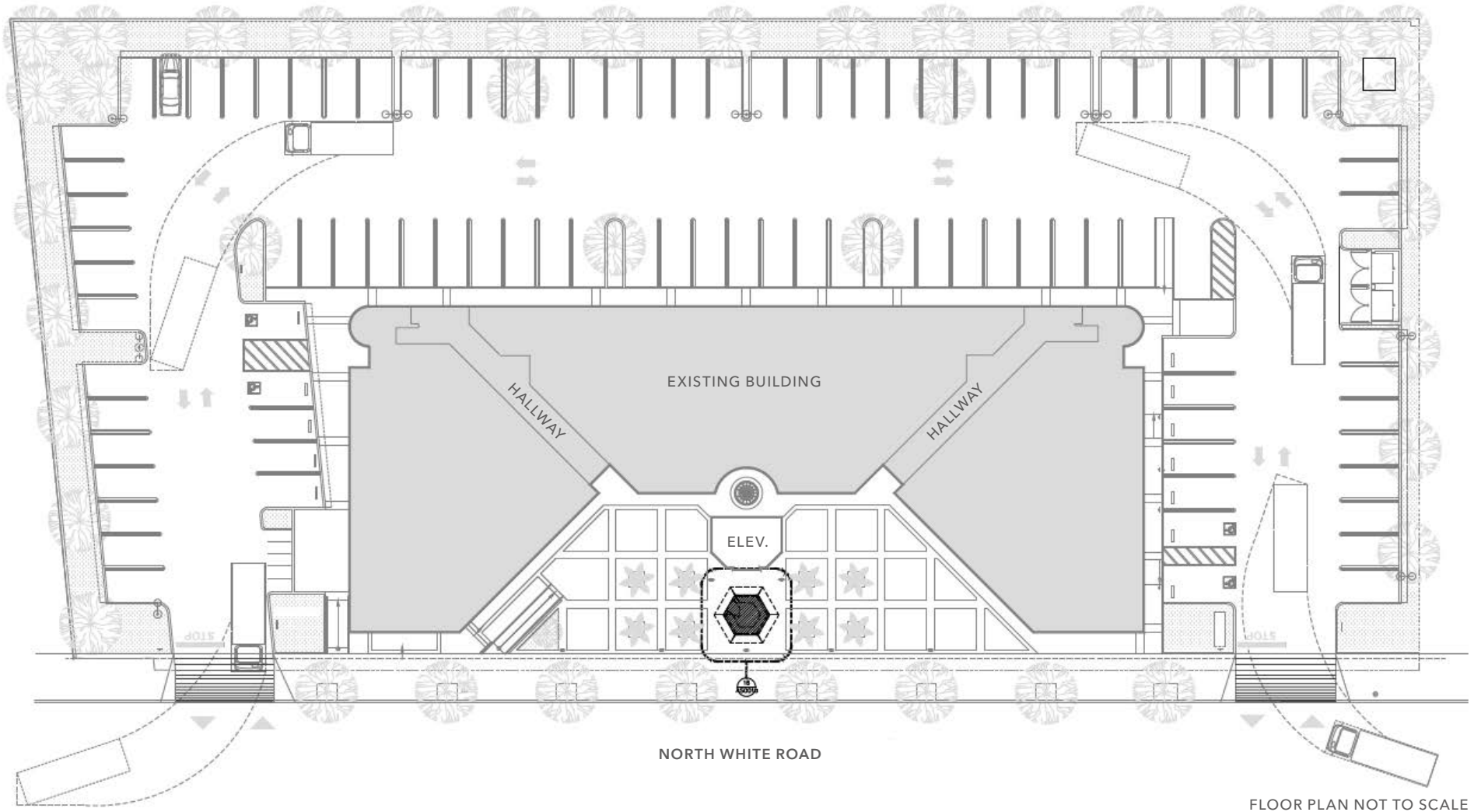
SECOND FLOOR



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SITE PLAN



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 POPULATION	34,564	209,085	456,616
2030 POPULATION PROJECTION	34,793	211,234	464,504
MEDIAN AGE	39	38.9	38.2
BACHELOR’S DEG. OR HIGHER	23%	29%	35%

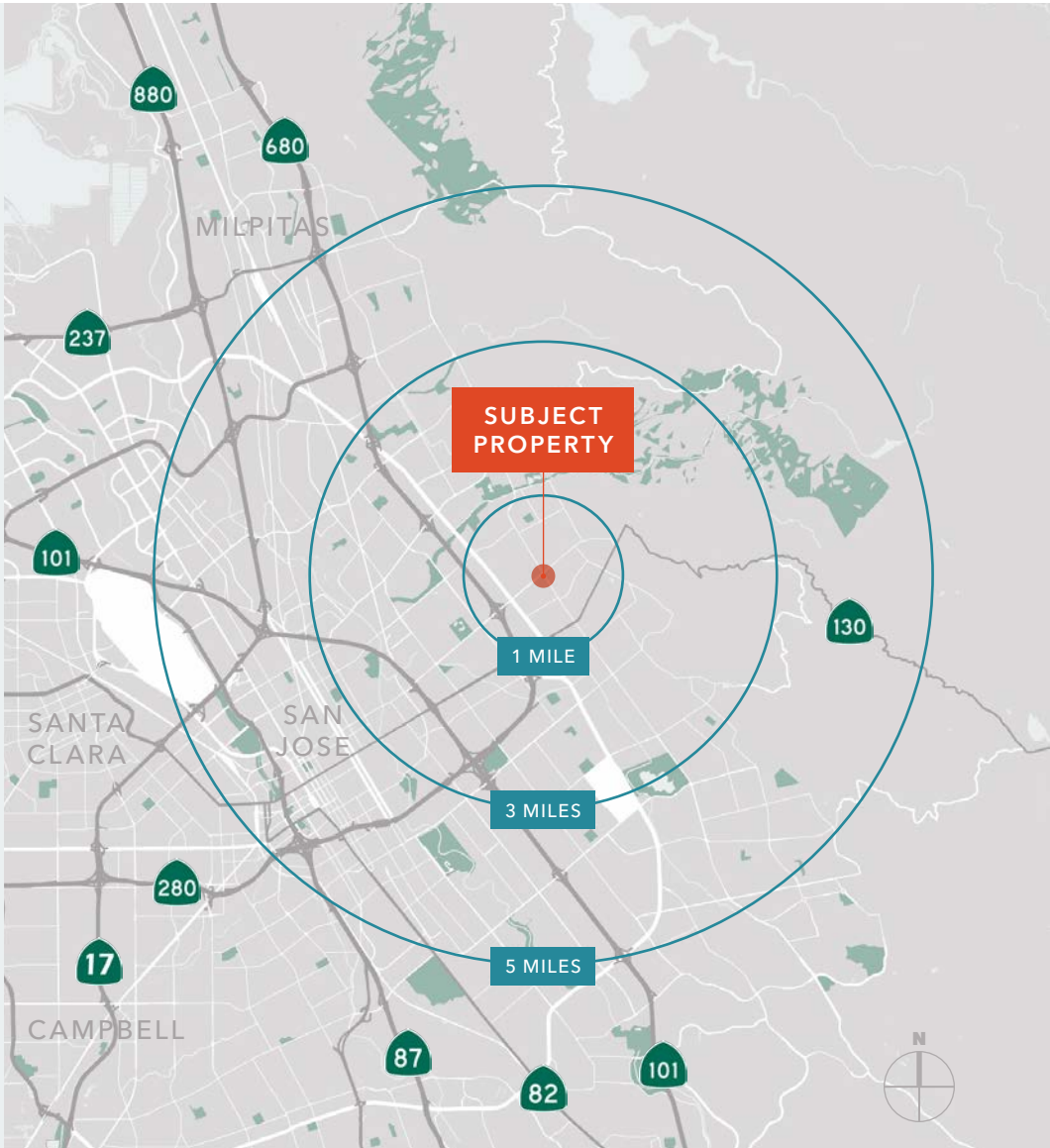
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 HOUSEHOLDS	9,863	56,473	134,212
2030 HOUSEHOLD PROJECTION	9,934	57,069	136,889
AVERAGE HH SIZE	3.3	3.5	3.2
OWNER-OCCUPIED	5,240	32,713	68,521
RENTER-OCCUPIED	4,694	24,356	68,369
TOTAL CONSUMER SPENDING	\$393M	\$2.4B	\$5.5B
AVERAGE HH INCOME	\$132,088	\$154,614	\$155,019
MEDIAN HH INCOME	\$101,617	\$122,979	\$125,082

Data Source:
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